

16 albert street  
mansfield  
nottingham  
NG18 1EB

need2view  
property services  
Sales & Lettings

tel: 01623 422000  
fax: 01623 421068

www.need2view.co.uk  
mansfield@need2view.co.uk

**NO  
CHAIN**

**407 INDIGO COURT**

**BATH LANE**

**MANSFIELD**

**NG18 2ER**



**OFFERS OVER £105,000**

**VIEWING**

By appointment through the letting agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Leasehold

- Modern Apartment
- Open Plan, Living, Dining/Kitchen
- Two Bedrooms
- 200 Year Lease From New 01/01/2006
- Gas Central Heating
- Walking Distance of Town Centre
- Suitable for Investor
- Tenant In Situ Paying £530 Per Month

## **407 INDIGO COURT, BATH LANE, MANSFIELD**

**This modern apartment is in an extremely convenient location within walking distance of Mansfield town centre, ideal for working professionals. The open plan living, dining kitchen has patio doors with a Juliet balcony creating a light, airy feel.**

**There are electric gate off Bath Lane at the entrance to the development and a video telephone entry system provides access to the apartment.**

Entrance door to:

### **HALLWAY**

The hallway has ceiling spotlights, a radiator and a useful storage cupboard with a light.

Door to:

### **OPEN PLAN LOUNGE/DINING KITCHEN**

**15'0" x 17'6"** The lounge area has patio doors to a Juliet balcony and two radiators. The kitchen has a range of wall and base units in black with coordinating work surfaces and a tiled surround. Electric hob with stainless steel canopy extractor over, integrated oven, fried freezer, space and plumbing for washing machine and stainless steel sink with chrome mixer tap. Power and ceiling light points.



**407 INDIGO COURT, BATH LANE, MANSFIELD**

Door to:

**BEDROOM ONE**

**12'6" x 12'6"** With fitted wardrobes, window to the rear, radiator, power and ceiling light points.



Door to:

**BEDROOM TWO**

**9'0" x 13'0"** With fitted wardrobes, window to the rear, radiator, power and ceiling light points.



407 INDIGO COURT, BATH LANE, MANSFIELD

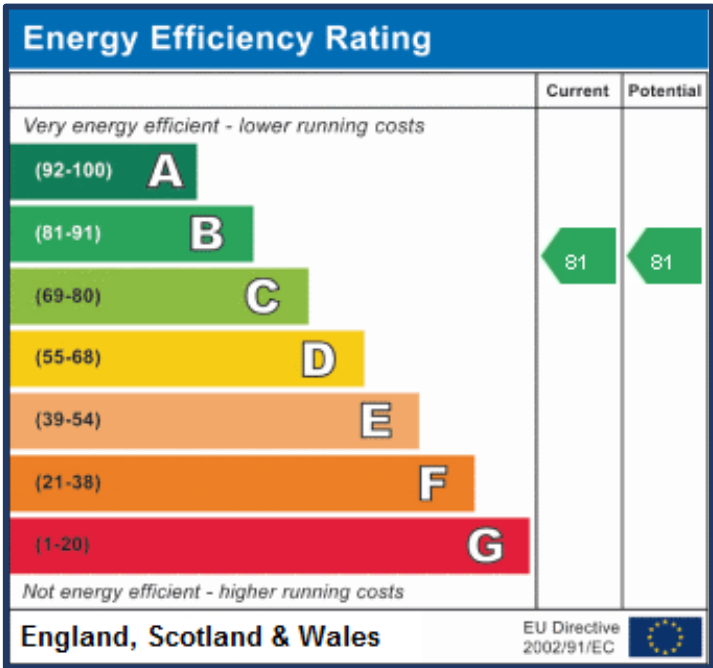
Door to:

BATHROOM

Fitted with a white three piece suit comprising of a pedestal wash hand basin, close coupled W.C. and bath with shower head mixer taps. Towel radiator, extractor and ceiling spotlights.



EPC



**407 INDIGO COURT, BATH LANE, MANSFIELD**

**ADDITIONAL INFORMATION**

**Council Tax Band: A**

**Local Authority: Mansfield District Council**

**Local Primary School: Newgate Lane Primary School/King Edward Primary School**

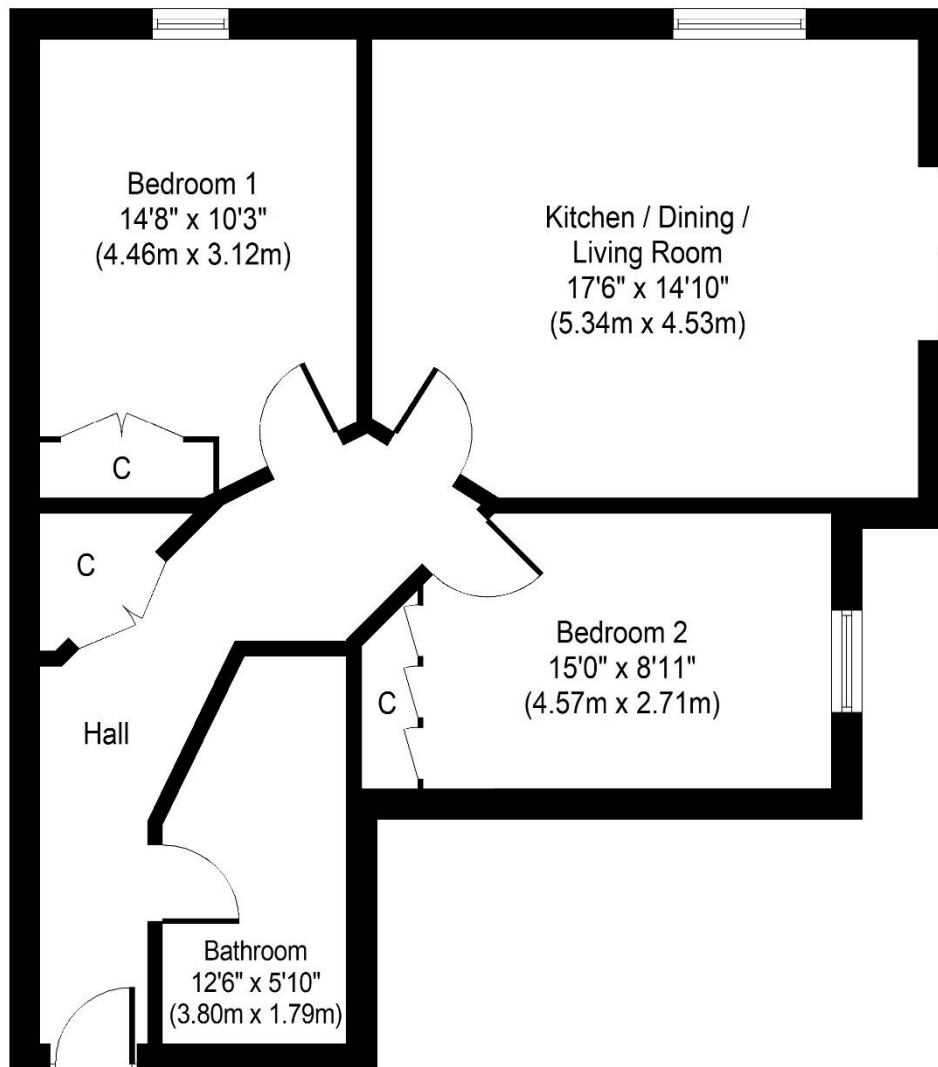
**Local Secondary School: The Brunts Academy**

**Stamp Duty on Asking Price: £0 for first time buyer or home mover/£3,300 if buying as additional property**

**Service Charge: £135.00 per month**

**Ground Rent: £100.00 per year**

**FLOOR PLAN**



**Approximate Floor Area**  
**735 Sq. ft.**  
**(68.3 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)

## **407 INDIGO COURT, BATH LANE, MANSFIELD**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.